
MEMORANDUM



TO: Mayor & City Council

FROM: Mary Lou DeWitt, Comm. Dev. Zoning Specialist

SUBJECT: **Rezoning City owned sites from D-1, Airport District to MN-1, Industrial District with the PID's #24-071-0020 and #90-005-1200 and Future Land Use Plan Amendment and Zoning Map Amendment Ordinances #822 and #823 and Resolutions #22-44 and #22-45 (FIRST READING)**

DATE: August 23rd, 2022

Background: The City of Princeton owns the two property sites where the Airport is to the west and Sylva Corporation is to the east. There is a split with the county line between the two sites. The north site is in Mille Lacs County, PID #24-071-0020 and the south is in Sherburne County, PID #90-005-1200.

The City has a manufacturing business that has been using the north site for a storage of packaged product and would now like to purchase the two properties from the City. These properties are not part of the Airport and would be beneficial to the City to sell it.

MN-1 Industrial Definition: *The intent of the MN-1, Industrial District is to provide a district for the development and operation of manufacturing, storage, and distribution type business. This district shall encourage the development of industrial uses which promote high-tech quality uses more likely to be compatible with existing uses and which shall be free of hazardous or objectionable elements such as noises, odor, dust, smoke, glare, or other pollutants.*

Analysis: The site is currently zoned D-1, Airport and is not part of the Airport property. The City would like to have it rezoned to MN-1, Industrial.

Rezoning Review Standards: Many communities utilize the following factors as review standards in rezoning requests, which are being provided as information:

1. The proposed action has been considered in relation to the specific policies and provisions and has been found to be consistent with the official City Comprehensive Plan.
2. The proposed use is or will be compatible with present and future land uses of the area.
3. The proposed use conforms with all performance standards contained in this code.
4. The proposed use can be accommodated with existing public services and will not overburden the city's service capacity.
5. Traffic generation by the proposed use is within capabilities of streets servicing property.

Conclusion / Recommendation: The Planning Commission held a public hearing on August 15, 2022 for the properties PID's #24-071-0020 and #90-005-1200 from D-1, Airport District to MN-1, Industrial District. A property owner was concerned with the triangle piece of land that is combined with the property site of #90-005-1200. That section of land has a portion of their taxiway on it. Staff contacted the FAA and will perform an Administrator Lot Line Adjustment to combine the triangle piece with PID #90-005-2100. The Planning Commission's recommen-

dation to the City Council is to hold a first reading August 25th, 2022, with amending the language where the taxiway for property at PID #90-407-0305 is able to proceed to the runway. (The Administrative Lot Line Adjustment will correct the issue.)
Separate motions for each parcel for Ordinance #822 and Resolution #22-44 as well as Ordinance #823 and Resolution #22-45.

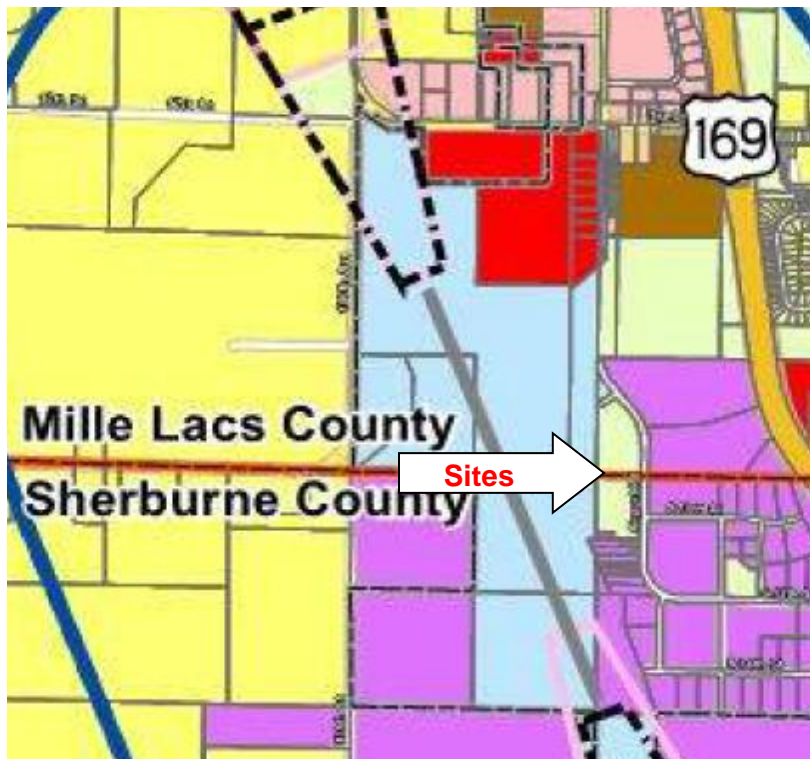


The site outlined in blue is the area that will be moved to **PID #90-005-2100**



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Comprehensive Plan Future Land Use Map



Princeton Industrial Park

The majority of manufacturing and wholesale trade activity in Princeton occurs within the Industrial Park, which is primarily located within Sherburne County west of U.S. Highway 169 and east of the Princeton Municipal Airport. The city also has interests within the industrial lands that lie beyond the city's border in the surrounding townships. The city must plan for major investments in the Industrial Park to maximize long term benefits for the community.

Future Land Use Categories

Industrial
Manufacturing, processing and warehouse uses.
Airport
Institutional
Government facilities and utilities, hospitals, public and private schools, churches and similar public and quasi-public uses.
Parks & Open Space
A designation for public parks and protected natural resources. For those areas not designated as parks, some low-density housing or low intensity commercial uses may be appropriate when adjacent to similar uses and when placed and developed in a manner which protects the natural resource

Background: The Future Land Use Plan of the Comprehensive Plan designates the subject properties as Parks & Open Space. This property is directly adjacent to Industrial designation and with the rezoning of the two properties to MN-1, Industrial it would be appropriate to amend the Future Land Use Plan of the Comprehensive Plan to Industrial and Zoning Map Amendment to MN-1, Industrial.

Conclusion / Recommendation: The Planning Commission held a public hearing on August 15th, 2022 and was in favor of recommending approval to the City Council to have final approval of the Future Land Use Plan Amendment of the Comprehensive Plan and Zoning Map Amendment, at their August 25th, 2022 meeting. A resolution #22-44 and #22-45.